



THE HEART OF HOUSING & SERVICES

## VILLAGE OF HOPE CHURCH OF THE NAZARENE

Community, Housing, and Supportive Services  
for Homeless Transition Age Youth (18-25)

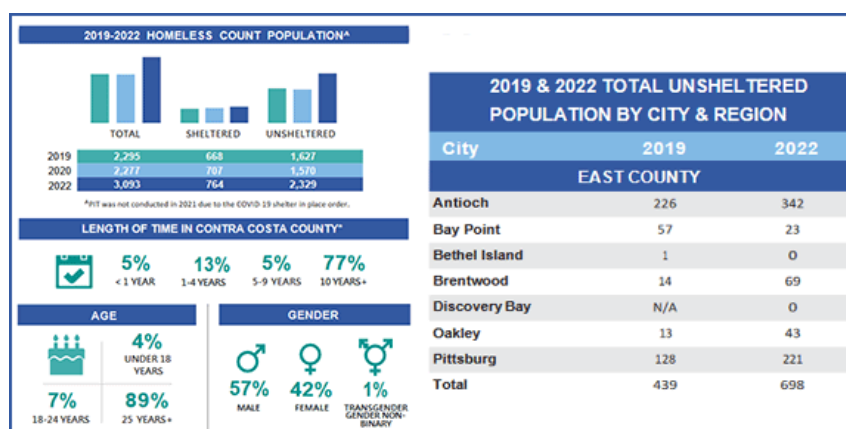


**MAY 2023**

# WHY? THE NEED FOR HOUSING

Within Contra Costa County, the affordable housing crisis continues to worsen. Current housing supply simply does not meet demand - today we have a shortfall of close to 30,000 units for low and very low-income individuals and families. As economic factors exacerbate the situation, the traditional stick-built approaches to addressing increasing housing insecurity take too long and cost too much.

Recent reports suggest that in California, a one-bedroom affordable housing unit can cost well over \$750K to build (after incorporating all the required approvals, procedures, and government requirements). As a result, few affordable housing developers can cost effectively take on this work at a time when affordable housing is at its highest need. A new and innovative approach, in partnership with our faith communities, is offering a solution that can have a significant impact in a compressed period of time at investment levels that are manageable for all parties involved.



Addressing homelessness can often seem like an intractable problem, with no cost-effective or comprehensive solutions available. Hope Solutions<sup>1</sup>, the Multi-Faith Action Coalition<sup>2</sup> and engaged faith institutions together with cities like Pittsburg can be leaders in offering an innovative and pragmatic approach to help address this crisis.

<sup>1</sup> Hope Solutions (formerly Contra Costa Interfaith Housing) is a non-profit organization founded in 1997 that grew out of a local coalition of faith-based communities. Hope Solutions' mission is to heal the effects of poverty and homelessness by providing permanent housing solutions and vital support services to highly vulnerable families and individuals. Today, Hope Solutions is one of Contra Costa's largest providers of permanent housing and supportive services, with more than 2,100 individuals and families served each year.

<sup>2</sup> The Multi-faith ACTION (ADVOCATES & COMMUNITIES TAKING INITIATIVE FOR OUR NEIGHBORS) Coalition is a group of faith institutions in Contra Costa County that provides advocacy and public policy changes for issues of poverty.

## WHY TRANSITION AGE YOUTH?

As outlined in the 2021 Continuum of Care Annual Report, there were 6,816 households accessing our homeless system of care, which included 9,119 people. Of those, there were 1,038 households with children and 722 Transition Age Youth (TAY). Three-fourths of the TAY were heads of households, meaning they lived independently of any other adult caregivers.

The 722 TAY that accessed the CoC comprised 8% of those served and a 6% increase in number of TAY from 2019. Of those, 122 (17%) were also parents. There is a severe lack of services to meet the needs of this highly vulnerable group. In total, our County maintains only 48 total units of shelter, transitional housing and permanent housing for TAY. The Hope Solutions TAY Rapid Rehousing (RRH) program developed in 2019 added an additional 40-60 permanent housing solutions per year, or a 48% increase to the system's capacity.



Homeless youth and young adults are among the most vulnerable members of our community. Research demonstrates that homeless youth are at much higher risk for a range of negative outcomes, such as mental health challenges, substance use, sexual exploitation, low educational attainment, and unemployment. Of particular note is that homeless youth are at serious risk of joining the ranks of our chronically homeless population of adults. Data from our TAY program is promising -- 72% of our participants exited the program to permanent housing and 80% demonstrated increased income. The challenge with this program is that housing subsidies are time-limited so youth are not able to make as much progress with their education and employment skills as we would like. In a non-time-limited program, young adults will demonstrate even greater education and employment gains, ultimately becoming integrated and economically self-sufficient members of the community.

## WHAT? COTTAGES ON FAITH OWNED LAND

Churches, synagogues, and mosques across the nation are actively considering new and innovative ways to leverage their resources to help address this crisis. The Turner Center of UC Berkeley published a study identifying close to 40,000 acres of developable land owned by faith institutions, with a significant share (45 percent) located in the state's high resources opportunity areas, meaning areas rich in amenities such as public transit, schools, and services. Today dozens of faith institutions in Contra Costa County are currently exploring how to leverage one of their greatest assets: unused developable land to build affordable housing, tightly coupled with supportive services to care for those individuals and families coming off the streets into safe places to live and heal. Dozens more are keen to help through volunteerism, philanthropy and advocacy.

Many faith institutions have underutilized land assets that can be converted into cottage communities for vulnerable populations. Cottage communities can be built quickly and affordably, while meeting all building codes and life safety requirements, and meet the immediate need for more permanent supportive housing.

*Our church has a strong calling and desire to use our property to help and support others. This village is an opportunity for our church to be able to partner with our community and use our resources, not only for us, but for those around us as well.*

- Pastor Christy Dick, Church of the Nazarene, Pittsburg

## WHO? PARTNER WITH HOPE SOLUTIONS

Hope Solutions (HS) heals the effects of poverty and homelessness by providing permanent housing solutions and vital support services to highly vulnerable homeless families and individuals in Contra County. Founded in 1997 as a joint coalition of faith communities Hope Solutions has become a highly trusted housing and homeless service organization serving 2,200 of our community's most vulnerable members, including families, individuals, seniors, survivors of domestic violence, youth and young adults, people living HIV/AIDS, people exiting the criminal justice system, veterans and more. Hope Solutions plays many roles in our County Continuum of Care, owning and operating Permanent Supportive Housing (PSH), Rapid Rehousing, Prevention/Diversion, Rapid Exit, and intensive support services. We are highly collaborative with strong partnerships with other community-based organizations such as Child Abuse Prevention Council, Family Justice Center, First 5, Healthcare for the Homeless, STAND!, Trinity Center, and White Pony. We have strong funding partnerships with many County Departments/Agencies: including Housing Authority of Contra Costa County (HACCC), Adult and Children's behavioral health, Child and Adult Protective Services, EHSD, Office of AIDS, Probation Department, etc. Many of our residents have mental health, substance use, and/or

physical disabilities, chronic health conditions and extensive trauma histories and require us to braid funding to provide comprehensive services to meet their needs. Clients, community partners and funders have repeatedly recognized us for our operational excellence and for exemplifying our core values of compassion, humility, integrity, and respect.

Over the past six years, HS has operated robust and successful Rapid Rehousing (RRH) programs with an emphasis on families, homeless youth, and people with criminal justice involvement. With a combined \$4.5M in funding, HS served 263 households (496 people) across our RRH programs last year. The results of the program consistently meet or exceed program benchmarks outlined in the RRH program model description adopted by CCC this year.



In 2019 and with a small investment of state HHAP funds, we piloted and have successfully operated the County's only Transition Age Youth (TAY) RRH program. This program grew our County's service capacity for unhoused youth (ages 18-25) by almost 50%. Since the TAY RRH program inception in 2019, Hope Solutions has housed 63 TAY-headed households consisting of 93 people. In 2022, we served 37 TAY-headed households with 63 people, 40% of whom were parenting. 72% exited to permanent housing and our average total cost per household was \$12,831 (\$9,271 or 72% of which was spent on direct financial assistance.)

We effectively administer a \$13.5M budget with 81 diverse and skilled staff. Over 60% of our team are BIPOC leaders and 39% are people with lived experience of homelessness (including several young professionals who experienced homelessness as youth). Hope Solutions' staff has deep expertise with homeless TAY. CEO Deanne Pearn, MPP, co-founded First Place for Youth, a nationally recognized program providing housing and education/employment support to homeless transition age youth. Additionally, COO Alex Atkinson, MSW, has over 20 years' experience working with homeless youth, with organizations such as First Place for Youth, Family Support Services of the Bay Area, and Casey Family Programs.

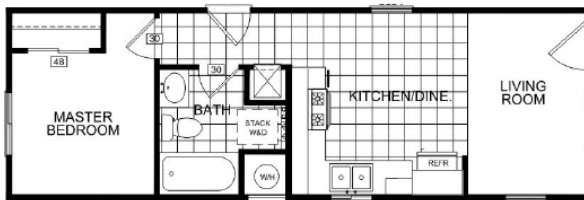


# OUR VISION AND SOLUTION

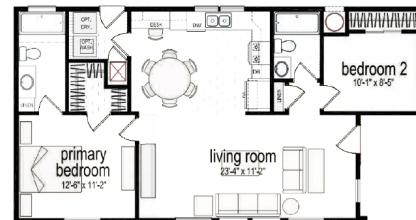
## Housing, Support and Community

Hope Solutions proposes to build, own, and operate a “cottage community” for homeless transition age youth (18-25) in strategic partnership with Church of the Nazarene Church in Pittsburg, CA. The church, which currently occupies 2.65 acres of land seeks to leverage .75 acres of undeveloped land to advance their mission of helping the underserved. The community is planned to comprise fourteen (14) cottages with one (1) services and property management office. The 14 homes will consist of ten (10) one-bedroom homes of approximately 425 square feet, four (4) two-bedroom homes of approximately 1025 square feet. Two of the one-bedroom homes are planned to be accessible units. This community will share communal outdoor green space, a patio area, community garden and an office where on-site services will be coordinated and delivered. The homes will be accessible and constructed in compliance with state and local codes and requirements. Required Civil and State site improvements will be completed, and utilities will be brought to the site as needed and distributed to each home site to provide all utility services to the residents independent of utilities servicing the church.

1 BR Floor Plan



2 BR Floor Plan



Hope Solutions sources new cost-effective technology that supports smaller, efficient homes that can be produced quickly with high quality standards. The products are registered and approved by the State of California’s HCD (Housing and Community Development). These high-

efficiency units include kitchen, baths, living spaces and private bedrooms along with attached outdoor living spaces. All are 100% electric, air conditioned, and meet all energy standards on a compact scale. These are not pallet homes or tough sheds.

Building on our successful RRH program for TAY and our extensive experience operating permanent supportive housing for a range of populations, we will have on-site case management, property management and targeted education and employment support.

Our program, staffed by a diverse and professional team of Property Managers, Case Managers and Education/Employment specialists, incorporate three inter-related components that are the hallmark of a successful program: (1) housing identification, including search, placement, lease negotiation, and ongoing tenancy management; (2) flexible financial

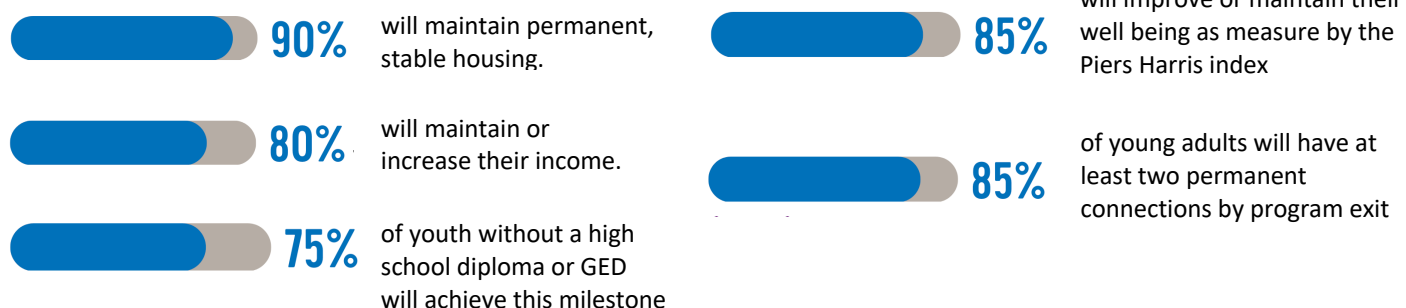


assistance for rent, deposits, and move-in support; and (3) effective case management focused on housing stability, reducing tenancy barriers, life skill development and increasing family income. This last component – targeted education and employment support -- is especially vital in a program targeting homeless youth.

When young adults are ready and have achieved certain levels of independence, they will be supported by our team of Housing Navigators to move out and into something that continues to suit their needs and budget. HS Housing Navigators have a pool of more than 150 landlords and property managers to call on for client housing placements. HS has carefully cultivated and sustained these positive relationships in part by being responsive to landlord concerns, conducting light maintenance and repairs, and issuing timely subsidy payments. Information on current and prospective landlords is maintained in a centralized database, allowing the HS team to share leads and resources, with the goal of quickly filling vacancies with HS clients. To ensure that residents are placed in quality housing, HS has developed a housing inspection protocol based on HUD Housing Quality Standards (HQS) and ensures our Housing Navigators are certified to perform HUD HQS inspections.

## EXPECTED OUTCOMES:

Based on our experience operating critical programs, we anticipate that youth and young adults served by Hope Solutions will achieve the following outcomes:



## EQUITY ANALYSIS

A report generated in January by Contra Costa Health Housing and Homeless Services demonstrates that Black, Native, and Hispanic TAY are even more disproportionately represented than in the general homeless population which already shows significant disproportionality.

For example, while Black residents comprise 10% of the total population in Contra Costa County, they comprise 40% of the overall homeless population and 47% of the total homeless TAY population. Hope Solutions works to ensure that our staff, leadership and Board are reflective of the populations we serve.



## HOW? PARTNERSHIPS

Addressing major systemic societal issues like homelessness demands strong public and private partnership. Further, even just one successful project requires a team of stakeholders, both organizations and individuals, with specialized expertise from different disciplines and professions, to work closely together within defined roles. As detailed below, we are thrilled to bring together local government agencies, community based organizations, leading non-profit developers, and the faith community to develop and implement solutions that will help change the lives of our community's homeless individuals.

### CHURCH OF THE NAZARENE OF PITTSBURG

The foundation of this project begins with the Church of the Nazarene which currently owns and occupies approximately 2.65 acres of land. The parcel holds .75 acres of undeveloped land, that the church seeks to leverage for a cottage community to serve vulnerable Transition Age Youth. Additional parking is being suggested to minimize the loss of parking to the church.



In addition to contributing land for the project, Church of the Nazarene hopes to provide mission-focused volunteer support to residents of the community through their generosity and love. Parishioners, in partnership with Hope Solutions, may provide meals, holiday gifts, volunteer mentoring/tutoring, furnishings, or other supports for residents. The natural emphasis on community building and service that is often at the forefront of a faith-based community will help to provide the foundation of connection, stability, and belonging.

### HOPE SOLUTIONS

Hope Solutions will serve as the developer partner, owner, professional services provider, and property manager. Hope Solutions will lease the land from Church of the Nazarene. Hope Solutions seeks to secure funding for both capital and operating through HCD's recent Homekey NOFA. To date, Hope Solutions has raised over \$5M in private philanthropy to help close any capital funding gap.



Hope Solutions has selected and is already collaborating with an experienced project manager, civil engineering firm, architecture firm and manufacturer of the proposed cottages. Eventually we will also select and partner with a construction partner to complete the project. Once the community has been built, Hope Solutions will serve as the property manager and supportive

services provider, including the screening and selection of new residents and leasing and providing critical case management supportive services.

## CITY OF PITTSBURG

Hope Solutions seeks to partner closely with the city of Pittsburg in the co-application of HCD's Homekey. HS is assembling a team of experienced individuals who are ready to do the bulk of the work to complete the application. In order to take most advantage of the state funding, HS is hopeful that the city of Pittsburg will consider contributing financially to the project, as HCD will offer substantive financial matches.

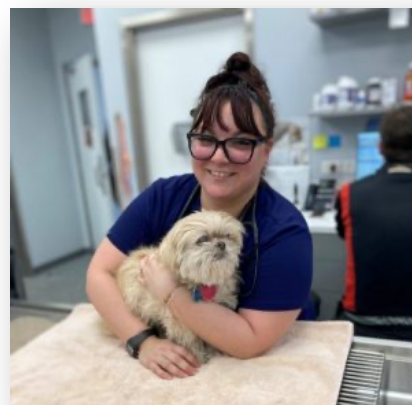


## THE PROFESSIONAL DEVELOPMENT TEAM

PARTNER	ROLE	KEY CONTACTS
Church of the Nazarene of Pittsburg	Land lease Volunteerism	Pastor Christy Dickt
City of Pittsburg	Project Permitting and Approval Potential Homekey co-Applicant Other potential Public Funding Sources	
Hope Solutions	Developer Funder – capital and operating including supportive services Community Organizing Supportive Services Provider Property Manager	Jasmine Tarkoff Deanne Pearn
Hallmark Building and Design	Project management, permitting, construction management	Michelle Gibson Tom Gibson
Home Provider – Rebuilding Green	Manufactured Homes	Genny Crane
Civil Engineer	Wood Rodgers, Inc.	Karrie Mosca
Architect	Dahlin Group	Padru Kang
Construction Manager		TBD
Multi-faith ACTION Coalition, Interfaith Council of Contra Costa County and Pittsburg Faith Communities	Offer community advocacy and support	Rev. Will McGarvey Jasmine Tarkoff Melody Howe Weintraub

## WHO WILL LIVE HERE?

Hope Solutions plans to target a population of homeless transition age youth (18-25). Hope Solutions is part of the Contra Costa Continuum of Care and uses the Coordinated Entry System (CES) to reach and engage individuals and families in housing and services. CES is a centralized, coordinated process designed to streamline participant intake, assessment, and referral. The purpose of a CES is to ensure that all people experiencing a housing crisis have fair and equal access to housing and related services.



Using standardized tools and processes and in partnership with the CES, Hope Solutions will perform tenant screening that identifies client strengths, needs, and eligibility. Careful consideration will be given to the “fit” of each individual selected for housing in the community.

All units included in this project will be dedicated to homeless transition age youth. Tenants will pay 30% of their income toward rent.

## HOW WILL IT OPERATE?

Hope Solutions heals the effects of poverty and homelessness by providing permanent housing solutions and vital support services to highly vulnerable homeless families and individuals. Founded in 1997 as a joint coalition of faith communities to provide emergency support to homeless individuals, Hope Solutions has become the premier organization in Contra Costa County serving more than 2,200 of the most fragile members of the community, including 352 youth, ages 0 to 18. Residents receive individualized services that include case management, eviction prevention, parenting support, youth academic enrichment, and mental health counseling provided by licensed mental health clinicians. Hope Solutions uses evidence-based and trauma-informed practices to help households break the intergenerational cycle of poverty. In 2021, 99% of households remained permanently housed, 87% of households maintained or increased income, and we delivered more than 9,000 hours of case management.

All Hope Solutions programs employ a “housing first philosophy”, offering a low threshold approach to providing housing. This housing first philosophy is grounded in the idea that people who are homeless and need an array of support do best if they are provided with housing as a foundation. Once that basic survival need is met, residents can then begin healing and addressing the underlying issues that lead to homelessness. Hope Solutions plans to dedicate one full time case manager and one half time education and employment manager to the project. The team will be embedded and supported by a robust set of professional peers (60+ direct service staff).



Hope Solutions has two decades of experience managing permanent housing units and providing intensive supportive services to highly vulnerable families and individuals in Contra Costa County. We bring a unique, fully integrated approach to housing and services by employing both a trauma informed professional property management team as well as clinically supported case management team. Our teams work in close collaboration to provide a

seamless set of services to our residents, while also ensuring upkeep of the units and maintaining harmony with the communities in which our residents live. A live-in Property Manager will be responsible for day-to-day operations of the project once completed, including maintenance and upkeep, collecting rents, managing tenant turnover, and ensuring the property is run smoothly and within budget. Additionally, Hope Solutions will provide 24-hour support for the rare case of emergencies or urgent resident needs that arise when the Property Manager is not available on site.

## FOLLOW UP AND QUESTIONS

We are experienced and prepared to deliver a life changing permanent supportive cottage community for homeless transition age youth in partnership with Church of the Nazarene and the City of Pittsburg. We believe this innovative approach can be a model for other cities – together we can architect an approach that can scale to meet the needs of so many!

For questions regarding the project, please contact:

**Hope Solutions:**

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**Church of the Nazarene:**

Pastor Christy Dick  
cdickt25@gmail.com